



CHERITON PARC HOUSE

Cheriton Parc House, Cheriton,
Folkestone, Kent CT18 8AN



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Former offices for sale with planning permission
for **50 ONE AND TWO BED APARTMENTS**
and **36 THREE AND FOUR BED HOUSES**
on a **PLOT OF 4.28 ACRES**



DESCRIPTION

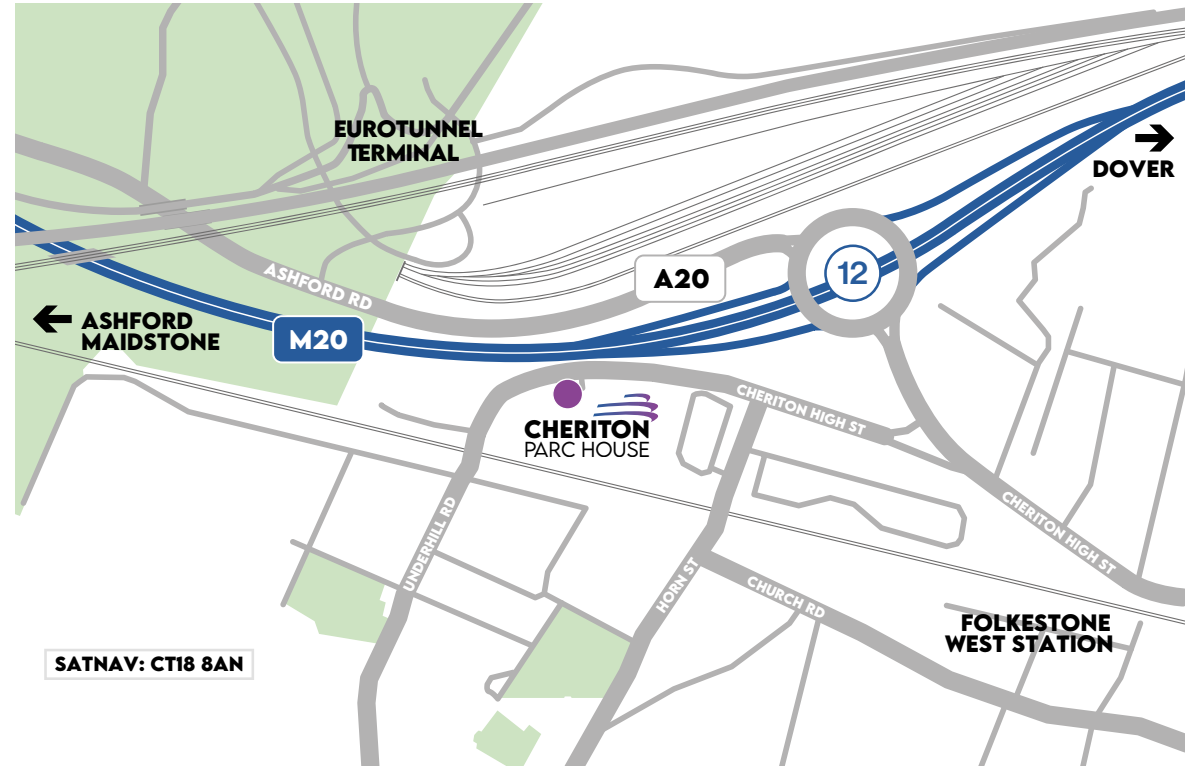
Cheriton Parc House is a detached landmark building in Folkestone was the former Eurotunnel offices being constructed in 1993 overlooking the entrance to the Channel Tunnel with excellent visibility from the M20 motorway.

The property sits on a site of approximately 4.28 acres and benefits from planning approval to redevelop the site and provide 86 dwellings



LOCATION

The property is located off Cheriton High Street in Folkestone. It is adjacent to the Holiday Inn hotel and a new build residential development. Tesco Superstore is also within 0.2 miles. Cheriton is an area on the north west side of Folkestone and has access to the M20 motorway at Junction 12 which is less than half a mile from the property. The site itself is bounded by the M20 to the north and the train line to the south. Folkestone itself is situated on Junctions 12 and 13 of the M20 motorway giving excellent connectivity to the Port of Dover, Ashford International Station and London. Folkestone station provides regular High Speed services to London St Pancras via Ashford International in 54 minutes. The location is of course ideal for access into mainland Europe with the Channel Tunnel and Port of Dover giving access to Calais plus Ashford International where Eurostar provide services to Paris and other areas of Northern Europe. Folkestone is benefitting from investment and regeneration of the sea front and harbour.



TRANSPORT LINKS

By Train	Mins
Folkestone Central to London St Pancras	60
Eurotunnel Le Shuttle – Folkestone to Calais	35

By Car	Miles	Mins
EuroTunnel	3	14
Dover	10	15
London Gatwick	69	70
Central London	72	94

SATNAV: CT18 8AN

PLANNING

The site has planning consent under Folkestone District Council planning reference number 22/1077/FH for conversion of Cheriton Parc House to 31 x one and two bedroom apartments, and the development of 19 purpose built 1 and 2 bedroom apartments, the redevelopment of land to the rear to create a total of 36 dwellings comprising 20 x 3 bedroom two storey dwellings and 16 x 4 bedroom 3 storey height townhouses with associated landscaping and parking.

Further information is available upon request to the agents.

The consented scheme provides in excess of 22,000 sq ft of existing accommodation plus an additional 54,000 sq ft of new build apartments and houses.

(See accommodation schedule on page 4).



CHERITON
PARC HOUSE

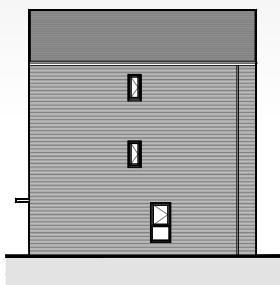


PROPOSED FLOOR PLANS & ELEVATIONS

FRONT ELEVATION



LEFT SIDE ELEVATION



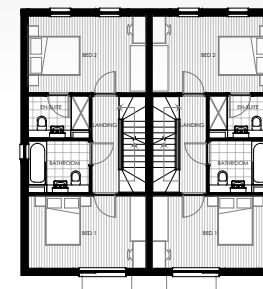
REAR ELEVATION



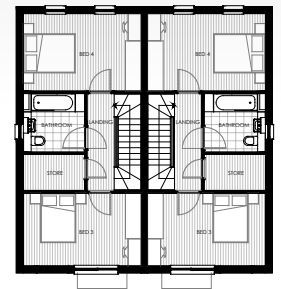
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ACCOMMODATION

This landmark building is rectangular in shape with a semicircle to one end giving panoramic views of the English Channel and North Downs from the viewing deck on the top floor.

It is a steel framed building with glazed elevations and over 4 floors of primarily open plan accommodation with staircases at either end and a lift core giving excellent flexibility. The property has been stripped out to shell and core condition in anticipation of the residential conversion.

The current floor areas are set out as follows, measured on a Net Internal Area (NIA) basis. The planning approval provides for the following new floor areas:

	SQ M	SQ FT
Ground Floor	718.67	7,736
First Floor	742.72	7,995
Second Floor	742.72	7,995
Third Floor	55.97	1,602
Total NIA	2,260.08	24,327



Images taken prior to strip out

CHERITON PARC HOUSE CONVERSION

GROUND FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
1	2	61	657
2	2	69	743
3	2	69	743
4	2	66	710
5	1	55	592
6	2	77	829
7	2	77	829
8	2	61	657
9	1	53	570

FIRST FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
10	2	76	818
11	2	73	786
12	2	72	775
13	1	53	570
14	2	66	710
15	2	66	710
16	1	53	570
17	2	72	775
18	2	73	786
19	2	76	818

SECOND FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
20	2	76	818
21	2	73	786
22	2	72	775
23	1	53	570
24	2	66	710
25	2	66	710
26	1	53	570
27	2	72	775
28	2	73	786
29	2	76	818

THIRD FLOOR			
Unit No.	Bedrooms	NIA (sqm)	GIA (sq.ft.)
30	2	82	883
31	2	90	969
		SQ M	SQ FT
Total		2,120	22,819

HOUSES

Unit No.	Bedrooms	GIA (sqm)	GIA (sq.ft.)
1	3	90	969
2	3	90	969
3	3	90	969
4	3	90	969
5	3	90	969
6	4	129	1,389
7	4	129	1,389
8	4	129	1,389
9	4	129	1,389
10	4	129	1,389
11	4	129	1,389
12	3	90	969
13	3	90	969
14	3	90	969
15	3	90	969
16	3	90	969
17	3	90	969
18	4	129	1,389
19	4	129	1,389
20	4	129	1,389
21	4	129	1,389
22	3	90	969
23	3	90	969
24	4	129	1,389
25	4	129	1,389
26	4	129	1,389
27	4	129	1,389
28	4	129	1,389
29	4	129	1,389
30	3	90	969
31	3	90	969
32	3	90	969
33	3	90	969
34	3	90	969
35	3	90	969
36	3	90	969
		SQ M	SQ FT
Total		3,864	41,592

NEW BUILD APARTMENT BLOCK

GROUND FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
1	2	78.2	842
2	1	56.8	611
3	1	53.5	576
4	1	53.5	576
5	1	60.7	653
6	1	59.6	642

FIRST FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
7	2	78.2	842
8	1	56.8	611
9	1	53.5	576
10	1	53.5	576
11	1	60.7	653
12	1	59.6	642
13	1	55.9	602

SECOND FLOOR			
Unit No.	Bedrooms	NIA (sqm)	NIA (sq.ft.)
14	2	75.8	816
15	2	71.2	766
16	1	51.2	551
17	1	51.5	554
18	1	55.9	602
19	1	55.9	602



Images taken prior to strip out



VAT

We are advised that the property / site is not elected for VAT.

TERMS

Freehold with Vacant Possession

PRICE

Upon Application

LEGAL COSTS

Upon Application

EPC

C – 71

VIEWING

Strictly by prior appointment through the Agents.

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

01233 629281

sibleypares.co.uk

Phil Hubbard – 07921 212430

phil.hubbard@sibleypares.co.uk

Ned Gleave – 07547 672622

ned.gleave@sibleypares.co.uk

IMPORTANT NOTICE:

Sibley Pares for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Sibley Pares has any authority to make or give any representation or warranty whatever in relation to this property.